184.0	0006	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,000 / 697,000
					USE VALUE:	697,000 / 697,000
					ASSESSED:	697,000 / 697,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TARANTO BRIAN W
Owner 2:	
Owner 3:	
Street 1:	203 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,155 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10155.000	189,700		507,300	697,000
Total Card	0.233	189,700		507,300	697,000
Total Parcel	0.233	189,700		507,300	697,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.06 | /Parcel: 517.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123896

GIS Ref

GIS Ref

Insp Date 08/25/18

Parcel ID 184.0-0006-0015.0

!14319!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	189,700	0	10,155.	507,300	697,000	697,000	Year End Roll	12/18/2019
2019	101	FV	173,500	0	10,155.	507,300	680,800	680,800	Year End Roll	1/3/2019
2018	101	FV	173,500	0	10,155.	427,500	601,000	601,000	Year End Roll	12/20/2017
2017	101	FV	173,500	0	10,155.	391,300	564,800	564,800	Year End Roll	1/3/2017
2016	101	FV	173,500	0	10,155.	333,300	506,800	506,800	Year End	1/4/2016
2015	101	FV	172,700	0	10,155.	289,900	462,600	462,600	Year End Roll	12/11/2014
2014	101	FV	172,700	0	10,155.	268,100	440,800	440,800	Year End Roll	12/16/2013
2013	101	FV	172,700	0	10,155.	255,100	427,800	427,800		12/13/2012

PRINT

Date	Time
12/11/20	04:10:52

LAST REV

Date	Time
09/06/18	18:44:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14319

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARANTO BRIAN	24466-163		4/19/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	123896
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2009	894	Re-Roof	4,650					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	345	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10155		Sq. Ft.	Site		0	70.	0.71	7									507,255						507,300	

Total AC/HA: 0.23313 | Total SF/SM: 10155 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 507,255 | Spl Credit | Total: 507,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	127.348
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257748
Depreciation:	68046
Depreciated Total:	189703

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

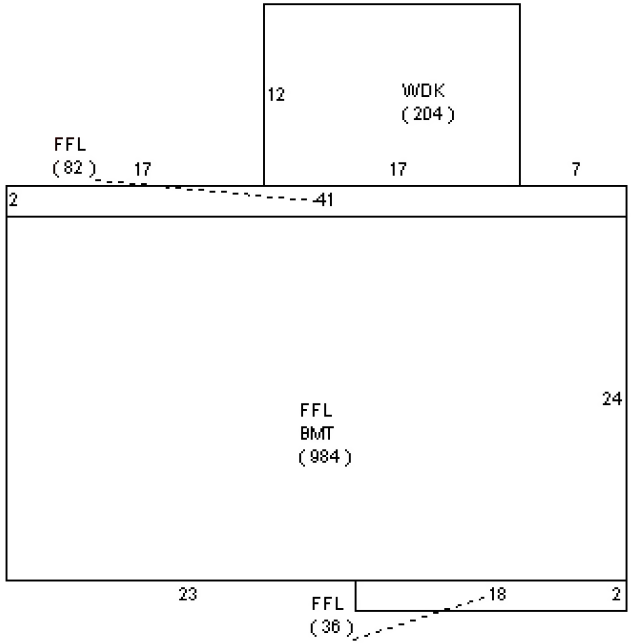
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,102	127.350	140,338
BMT	Basement	984	44.410	43,702
WDK	Deck	204	10.830	2,208

Net Sketched Area:	2,290			Total:	186,248
Size Ad	1102	Gross Are	2290	FinArea	1348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

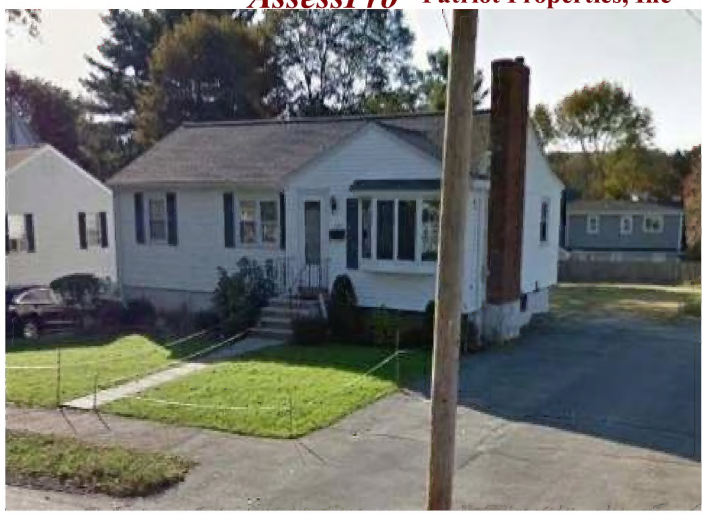
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.35
Special Features:	0	Val/Su Net:	82.84
Final Total:	189700	Val/Su SzAd	172.14

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	